

TOWN OF CHATHAM
488 State Route 295, Chatham, NY 12037

Town Board Workshop Minutes

Thursday, June 6, 2024 @ 6:30PM

This Meeting is IN PERSON (Town Hall) For Board Members With the Exception of the Occurrence of Extraordinary Circumstances, IN PERSON and VIRTUAL for the Public

GOOGLE MEET: meet.google.com/qqk-drha-pct **JOIN BY PHONE:** (US)+1 508-779-6056 **PIN:** 912 586 055#

PRESENT

Supervisor Donal Collins, Councilmembers, Angus Eaton, John Wapner, Destiny Hallenbeck, Town Clerk Beth Anne Rippel

ABSENT

Councilman Rick Werwaiss

➤ **RECORDING NOTICE**

➤ Supervisor Collins called the meeting to order and led the pledge of allegiance to the flag.

➤ **MOMENT OF SILENCE: Kary Jablonka, Hansel Schober**

➤ **ANNOUNCEMENTS:**

1. PS21, NEXT, June 7, 2024 @ 7:30PM- Donation- Summer Camp Tuition
2. Public Meeting (June 8th 2-4pm @ Tri-Village) : Housing and Zoning Update Committees
3. Blood Drive, Chatham Firehouse, Wednesday, June 12, 2024, 12P-6PM
4. Niverville Ladies Auxiliary, Chicken BBQ, Thursday, June 13, 2024, 4:30PM-6:30PM
5. Red Rock Volunteer Fire Co: Pasta Night, Saturday, June 15, 2024 @ 5PM

Thank everyone at ACP for donating the use of a trencher for work at Crellin Park

➤ **OLD BUSINESS:**

1. Unified Solar Permit- Variance/Appeal Guidelines
2. Photovoltaics on Town Property- Offset of Utility Consumption
Eaton- focusing on the Town Garage right now. Town would have to pay \$50,000. Currently spending 11K per year on electricity. There is a shopclock. 3 month deadline to submit the paperwork. This does help us move towards a bigger than 50K. Engineer will look at the Garage roof. The Town will pay itself off in 5 years.. Downside is that we have to put out 180K first sometime next year. Eaton is optimistic.
3. Environmental Assessment- Town Hall Property vacant acreage
Hallenbeck- an environmental assessment on Town land inorder to build there. It will be done in phases.
Eaton-looking at the qualifications rather than the cost of the service.
4. Finance & Planning Advisory Committee: Large Project Matrix
Levow-Handed out matrix to Board. Explained the columns. It's a starting point but it doesn't address the funding. . Collins-added an equipment shed to the list of projects. The

next step is to discuss this Collins-should we look at this as a Municipality or Community? A municipality for sure. Look at the list and decide what project we have a shot at. Whittle down to a manageable list.

Levow-add anything you think should be on the list add it in.

Further scrutinize the relationship with the Village PD. Strike line 6, small change in the Hold Harmless insurance will cost the Town an additional \$3600 to put them on the street in additional insurance. Collins-we can move this ahead, Hallenbeck agrees.

➤ **NEW BUSINESS:**

1. Park Day: Special Event Use Permit

➤ **PUBLIC COMMENT**

Sperry-how many acres is Housing looking at on the town hall property? Collins explained that we have to know the footprint of the disc golf course first as it is designated park land and can not be developed. Sperry asked if it has been decided that the Town would partner with Habitat? Everything is still preliminary but they offer a variety of housing models.

Collins- we need to look at generational housing as well as rental options.

Laurange-had a question about the resolution making the Town Board an appeals board for solar, why are we not using ZBA? Collins wants a legal opinion from the attorney about the transfer of appeals authority. He wants to be more informed before we vote.

Linda also asked why the Board made a separate committee for solar when there's already an established committee with experienced people on it. Eaton-the solar law will probably be run through all committees, including zoning and housing committees. They will all be working together. Collins-it's good to have a designated committee working on solar if we have to extend the moratorium.

Gail Cirone-Comment on the last town board meeting where the committees were being talked about and someone said that we have these volunteers who are giving their input and the chairperson is going to end up doing whatever they want to do anyway whether the volunteers are for or against what was being discussed, she thinks that's horrendous. ay, that is a monopoly of power. If you're going to have a committee it should work together, not the chair deciding the end all. She was shocked. Cirone added that the Hillsdale library owns a WiFi meter to see how much radiation is going on in your home. Commented on the Solar development in Copake. Local laws are inconsequential. Huge tax breaks for developers. She has a lot of info to evaluate solar, Collins asked her to drop the information off at town hall.

Bobseine-asked for clarification on the current moratorium.

➤ **RESOLUTIONS:**

1. **Resolution#150-24: To Approve 2024 Park Day.**

WHEREAS, the Park and Recreation Committee and Recreation Director requests the Town Board to approve a special community recreation event sponsored by the Town of Chatham on Saturday, August 17, 2024 from 2:00PM to 8:00PM to be known as “Park Day” at Crellin Community Park, 2940 State Route 66, Chatham, NY to encourage and foster community participation in the town owned Crellin Community Park; and

NOW, THEREFORE BE IT RESOLVED, that the request to hold “Park Day” at Crellin Community Park, 2940 State Route 66, Chatham, NY on August 17, 2024 is hereby granted.

Offered by: Hallenbeck seconded motion: Eaton

VOTE:

AYE: Collins, Eaton, Wapner, Hallenbeck **NAY:** None **Resolution adopted**

2. **Resolution#151-24: To Approve Special Event Use Permit.**

WHEREAS, The Chatham Town Board has determined that alcohol may be served under limited conditions at property owned by the Town know as Crellin Community Park under a Special Event Use Permit procedure adopted by the Town; and

WHEREAS, Chatham Brewing, LLC has requested a Town Special Event Use Permit for use of alcohol at Crellin Community Park on August 17, 2024 from 4:00PM to 8:00PM, and has provided all necessary information under the Crellin Community Park Use Form, including copies of NYS Liquor License and Certificates of Insurance; and

NOW, THEREFORE, BE IT RESOLVED, that the application for a Special Event Use Permit is hereby granted in all respects and the Supervisor is authorized to issue a Special Event Use Permit in the form annexed to this resolution.

Offered by: Hallenbeck , seconded motion: Eaton

Collins-there is an elevated risk when alcohol is served at the Park and we need to protect the health and safety of everyone.

VOTE:

AYE: Eaton, Wapner, Hallenbeck **NAY:** Collins **Resolution adopted**

3. **Resolution#152-24: Establishing the Town Board as Unified Solar Law Appeals Authority**

WHEREAS, the Town Board of the Town of Chatham has by resolution adopted the NYS Unified Solar Application and Permitting process, and

WHEREAS, the said Unified Solar Application process does not contain an appeals or variance process and the Town Board of the Town of Chatham wishes to establish such a process in order to act in the best interests of the residents of the Town, and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Chatham hereby establishes an appeals/variance process for the Unified Solar Application with the Town Board having the jurisdiction to hear such appeals/variances utilizing the standards and procedure established in the NYS Town Law §§267-A and 267-B.

MOTION to table was offered by Hallenbeck, seconded by Eaton and carried.

4. **Resolution#153-2024: To Authorize Climate Smart table at Summerfest, as well as a Climate Smart banner, and poster board.**

WHEREAS, the Town of Chatham Climate Smart committee has in past years staffed a table at the Village Chatham Summerfest event to promote climate smart initiatives, and

WHEREAS, Summerfest 2024 is scheduled for July 13, and the Climate Smart Committee is seeking to have a table at Summerfest 2024, and

WHEREAS, the Climate Smart banner has not been located and the Climate Smart Committee seeks to prepare a poster board as part of tabling promotions,

NOW, THEREFORE, BE IT RESOLVED, that the Climate Smart Committee will be authorized to expend up to \$300 from Advertising (Committees/Events) A1620.4731 (Balance \$900) to pay for (1) registration for Summerfest, (2) a new Climate Smart banner, and (3) a poster board for Summerfest.

Offered by: Eaton, Seconded by: Hallenbeck

VOTE:

AYE: Collins,, Eaton, Wapner, Hallenbeck **NAY:** None **Resolution adopted**

5. **Resolution #154–2024 Establishing a Solar Law Committee to coordinate development of a solar law for Chatham**

WHEREAS, the Town of Chatham has a moratorium on solar development with a six-month deadline for development of a solar law, and

WHEREAS, the Zoning Update Committee is deeply engaged with the Housing Committee developing updates to zoning that would allow for a greater range of housing options in Chatham than exist in the current zoning law to address the housing crisis, and

WHEREAS, a committee to coordinate development of a solar law will free the Zoning Committee to focus on addressing zoning changes necessary to address the housing crisis, and

NOW, THEREFORE, BE IT RESOLVED, that the town will form a citizen’s advisory committee to coordinate development of a solar law and call that committee the Solar Law Committee.

BE IT FURTHER RESOLVED, that the members of that committee will be as follows: Deborah Conrad, Lee Gagne, and Angus Eaton (Chair) and Supervisor Donal Collins.

Offered by: Hallenbeck , Seconded by: Wapner

VOTE:

AYE: Collins,, Eaton, Wapner, Hallenbeck **NAY:** None **Resolution adopted**

➤ **PUBLIC COMMENT**

Hallenbeck encourages everyone to attend Saturday's meeting to get PC and to let people know what they have been working on.

Eaton-thanks to all committee members for all their time working on this update. Thanks to the TriVillage Fire Dept. for hosting the event.

Tim Mackerer- FYI there will be a concert to benefit Crellin Park Summer Camp scholarship fund at PS21 Friday, June 7 at 7:30PM. Tim applauds Donal for continuing to voice his opposition to alcohol being served at Park events. Mackerer agrees with Collins on this.

➤ **MOTION TO CLOSE MEETING**

At 7:25PM was made by Hallenbeck, second by Eaton and carried.

Respectfully submitted by,

Beth Anne Rippel, RMC

Town Clerk/Tax Collector